

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, April 15, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Steve Greene	Assistant Secretary
Nicole Henley <i>by phone</i>	Assistant Secretary
Josmin Martinez <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were three Board members present in person and two via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: The next item is public comment. We just have Board and staff here, no public comments.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 19,
2024 Meeting**

Mr. Flint: You have your February 19th minutes. Were there any changes to those?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the February 19, 2024 Meeting, were approved, as presented.

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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-06
Approving the Conveyance of Real
Property and Improvements to the District**

Mr. Flint: Resolution 2024-06 approves the conveyance of real property and improvements.

Ms. Trucco: That’s exactly what this resolution is going to do. These are tracts in the Phase 1 plat that are platted as to be owned and maintained by the CDD. We are going through the process of the Board approving the conveyance of these tracts to the CDD. That is basically what the resolution states, that the Board is going to approve signatures on these, documents, and any other steps that are necessary in order to effectuate the conveyance. I’ll go through the actual conveyance documents that are attached to exhibit A. We are asking for approval of these documents in substantially final form subject to staff sign off. The first one you have is a special warranty deed. This is the document that actually transfers the real property from the current landowners to the CDD. After that you have the bill of sale. This is going to transfer any improvements that are on the property from the current owner to the CDD. Then you have our standard agreement regarding taxes. Our owner’s affidavit. The first is an agreement from the current landowner, that there are no outstanding taxes on the property. And then the owner’s affidavit is assurance from the landowner that there are no encumbrances over the property that would hinder our ability to own and maintain these for their proposed purpose. And then following that is the certificate of the District Engineer. This is a requirement under the initial bond documents, that the engineer certify that the conveyance of these tracts and improvements are consistent with the plans for the CDD. I still need to get Mr. Reid’s signature on the certificate of engineer and obviously, if he has any adjustments to these documents then we will go ahead and incorporate those. So, again, today we are just looking for a motion to approve Resolution 2024-06 in substantially final form subject to staff sign off.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-06 Approving the Conveyance of Real Property and Improvements to the District, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-07
Finalizing the Series 2024 Bonds**

Mr. Flint: The next resolution 2024-07 is a resolution finalizing the Series 2024 bonds.

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Ms. Trucco: This resolution is a statutory requirement. You will recall that the last resolution that this Board passed related to the series 2024 bonds was your levy resolution, 2024-04. Since that time, the bonds have closed and so the amount of the special assessments has been set to be the par amount of those bonds which is \$6,175,000. This resolution just basically confirms the final amount of special assessments in the actual amount of the bond paramount. Which, again, is \$6,175,000. This is going to approve the levying of special assessments in that amount in accordance with the assessment methodology report that is attached as exhibit B for the project that relates to the series 2024 bonds that are specified in exhibit A in the engineer's report. Again, this is a statutory requirement for the bond issuer, we are just looking for a motion to approve Resolution 2024-07.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-07 Finalizing the Series 2024 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials

Mr. Flint: Staff reports.

Ms. Trucco: I was just going to go through the memorandum that is included in your agenda. We are doing this for all of our CDD Boards. It's just really a reminder about the laws that apply to you as supervisors, since supervisors of CDD Boards are considered government officials under Florida law. The first area we want to remind you about is in the code of ethics is the gifts law.

Mr. Flint: Nicole and Josmin are on? Did you guys hear the memorandum on the prior Board meetings?

Ms. Henley: I heard it when you were saying it earlier.

Ms. Trucco: Okay, perfect. So, just read through this and if you have any other questions or questions at all, just reach out and we can help you with that.

Mr. Flint: It's not that we don't want to hear it again. It's very important.

Ms. Trucco: Great. It's covered in the required ethics training too. Otherwise, I don't have any updates.

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B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: Dave are you still on?

Mr. Reid: Yes, I am.

Mr. Flint: Okay, do you have anything under your report.

Mr. Reid: Again, there are the two items on the agenda, plot conveyance and some permit transfers. I am assuming that all the permit transfers haven't been done. And the plat conveyance is similar. I am not sure where we are with the final construction of that phase 2.

Mr. Bonin: Aren't we owed comments today?

Mr. Morgan: Yes.

Mr. Bonin: If we don't get an approval today, we are requesting a meeting with the city manager to go over there and discussing plat process. We submitted this plat in June of last year. It should not take almost a year to get a plat recorded and I want to go air my grievances on how bad the plat process is. Ryan is worthless as far as I am concerned.

Mr. Flint: Alright, anything else? Dave?

Mr. Reid: The last thing is when we are done with this project, I know there is going to be reimbursements and all that stuff, but we will be resigning from this CDD also when we complete everything. So, this one might hang on longer than the other one, but I will see this one through until we are done.

Mr. Flint: Okay, it might be premature to issue an RFQ, then at this point.

Mr. Morgan: Right. Just hold off.

Mr. Bonin: We need to be thinking about who some possible candidates are.

Mr. Flint: Alright, thanks Dave.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: District manager's report, you have the check register form February 1st through March 8th. And then from March 9th through April 5th. Those are in your agenda. Does the Board have any questions on either check register?

Mr. Morgan: They all look good.

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On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through February. If there are any questions, we can discuss those.

Mr. Morgan: The bonds haven't posted?

Mr. Flint: This is through February.

Mr. Morgan: Oh, okay.

D. Field Manager's Report

Mr. Flint: Field manager's report.

Mr. Scheerer: Just a generic question; the entry monument at the entrance to the community looks like it has been landscaped recently. Is that pretty much done and ready to be turned over to us?

Mr. Bonin: I think so. There wasn't much of an entrance.

Mr. Scheerer: There are no lights on that, Rob? That monument? I didn't see any.

Mr. Bonin: There are probably supposed to be. We'll check on that.

Mr. Scheerer: If it's ready for us to add, I just want to make sure we have it insured. That's the only thing.

Mr. Bonin: That's a good point.

Mr. Scheerer: And then I know that the parks and stuff internal are getting pretty close. You've got a lot of construction going in around it right now, between the homes and the phase 2 mass grating. None of that has been turned over to us yet.

Mr. Morgan: Carly is working hard on that. She should have it ready pretty soon.

Mr. Scheerer: I just wanted to make sure we are talking about it and I want to make sure if it is ours, we walk it and that we get it insured right away.

Mr. Morgan: She's pretty good about keeping in touch with you.

Mr. Scheerer: Oh yeah. We have our bi-weekly meetings, and we go over all the CDDs.

Mr. Bonin: So, you are basically saying that it looks ready to turn over.

Mr. Scheerer: Yeah, it's landscaped. I just need to know, and I need the schedule values for all the assets and hardscapes so we can put together a little PDF for the insurance company and add it to your insurance.

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Mr. Morgan: Golden Knight Blvd. is that City or is that CDD. That's City because the school is on it, right?

Mr. Bonin: No, I think it's CDD.

Mr. Morgan: Is it? Is Golden Knight Blvd. CDD?

Mr. Scheerer: It says CDD on the map.

Mr. Morgan: Does it?

Mr. Scheerer: If you look at the map right here that's in your Engineer's Report that Dave Reid's team provided. The legend in the bottom here shows that that burgundy color is CDD red.

Ms. Trucco: That actually needs to be conveyed over to the CDD, so I think we're going to work on some renovations that you wanted to see in there. We'll get that schoolboard...

Mr. Bonin: I want them to pay for some of the damages.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the meeting was adjourned.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman